

Legislation Text

File #: 160302-A, Version: 1

Amending Section 14-518 of The Philadelphia Code, entitled “/WWA, West Washington Avenue Overlay District,” by adding additional standards and making related changes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

\* \* \*

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

\* \* \*

§ 14-518. /WWA, West Washington Avenue Overlay District.

\* \* \*

(3) *Additional Standards for lots zoned CMX-3.*

(a) *Applicability.*

*The provisions of this § 14-518(3) apply to lots zoned CMX-3 within the /WWA overlay district, provided these provisions shall expire on December 31, 2021.*

(b) *Uses.*

*Notwithstanding the provisions of § 14-502(5) (Supplemental Use Controls), § 14-518(2) (Use Regulations), and any other provision of this Zoning Code, the following additional use provisions shall apply:*

(1) *Eating and drinking establishments shall be a permitted use.*

(2) *Non-accessory structured and accessory parking shall be permitted uses for lots with at least 20,000 sq. ft. of the ground floor area occupied by at least one office, retail sales, commercial services, or public, civic, or institutional use, provided that the use as an accessory surface parking shall expire on December 31, 2019 .*

*(c) Maximum Occupied Area.*

*The maximum occupied area as a percentage of the lot shall be 90% for lots with at least 20,000 sq. ft. of the ground floor area occupied by office, retail sales, commercial services, or public, civic, or institutional uses.*

*(d) Parking and Loading.*

- (.1) Notwithstanding any other requirements of this Zoning Code, the requirements of § 14-502(6) (d) (Parking Garage Ground Floor Use Controls) shall only apply to portions of a parking garage with frontage along Broad Street or Washington Avenue.*
- (.2) The ground floor facade of a parking garage, except for facades abutting the sidewalk along Broad Street or Washington Avenue, shall be exempt from the requirements of § 14-803(4)(b)(.3) (.a).*
- (.3) Drive-throughs shall be prohibited.*
- (.4) A maximum of one required off-street loading space shall be exempt from the height requirement of § 14-806(3)(c), provided that such space shall have an unobstructed height of at least 12 ft.*
- (.5) Notwithstanding the provisions of §803(4)(b)(.1) and any other provision of this Zoning Code, along any street frontage, a parking garage shall have no more than two curb cuts for both ingress and egress, the maximum aggregate width of which shall not exceed 48 ft., provided that the curb cuts shall not occupy more than 50% of the street frontage.*

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**Explanation:**

*Italics indicate new matter added.*